



Case Number **ZC-17-214**

**ZONING MAP CHANGE
STAFF REPORT**

City Council Meeting Date:
January 9, 2018

Council District 3

Zoning Commission Recommendation:

Approval by a vote of 7-0

Opposition: None submitted

Support: None submitted

Continued	Yes ____	No <u>X</u>
Case Manager	<u>Beth Knight</u>	
Surplus	Yes ____	No <u>X</u>
Council Initiated	Yes ____	No <u>X</u>

Owner / Applicant: City of Fort Worth Water Department

Site Location: 899 Basset Locke Drive Mapsco: 57Z

Proposed Use: Water storage tank

Request: From: "CR" Low Density Multifamily

To: "A-7.5" One-Family

Land Use Compatibility: Requested change **is compatible.**

Comprehensive Plan Consistency: Requested change **is consistent.**

Background:

The rezoning proposal is for an existing water storage tank and associated infrastructure. Council Member Byrd requested a review of all lots in his district zoned multifamily but containing non-multifamily uses. This City of Fort Worth facility is allowed by right in a less intensive zoning district, and the Water Department has submitted a rezoning request.

Site Information:

Applicant:	City of Fort Worth Water Department 200 Texas Street Fort Worth, TX 76102
Owner:	same
Acreage:	1.32 ac.
Comprehensive Plan Sector:	Far West

Surrounding Zoning and Land Uses:

North	"A-5" One-Family / Vacant land
East	"A-5" One-Family / Single family uses
South	"CR" Low Density Multifamily / Vacant land
West	"CR" Low Density Multifamily / Water retention facility

Recent Relevant Zoning and Platting History:

Zoning History: ZC-05-136, south of subject, reconfigure A-5, B, R1, CR, C, and E, approved; and ZC-06-220, south of subject, from A-5 to R1, approved small portion.

Platting History: Residential use south of subject, Vista West PP-05-075 (no final plat); and Residential use north of subject, Windridge Add'n PP-06-046-059 and PP-12-019 (one final plat).

Transportation/Access

Street/Thoroughfare	Existing	Proposed	In Capital Improvements Plan (CIP)
Basset Locke Drive	Residential	Residential	No

Public Notification:

The following Neighborhood Associations were notified:

FW Vista West HOA	White Settlement ISD
Silver Ridge HA	Streams and Valleys Inc
Fort Worth League of Neighborhood Associations	Trinity Habitat for Humanity

Development Impact Analysis:

1. **Land Use Compatibility**

Based on retaining an established lower intensity infrastructure use and removing multifamily zoned land from an area not anticipated for increased density, the proposed zoning **is compatible** with surrounding land uses and zoning.

2. **Comprehensive Plan Consistency**

The 2017 Comprehensive Plan designates the site as infrastructure. The proposed zoning conforms to the following Comprehensive Plan policies:

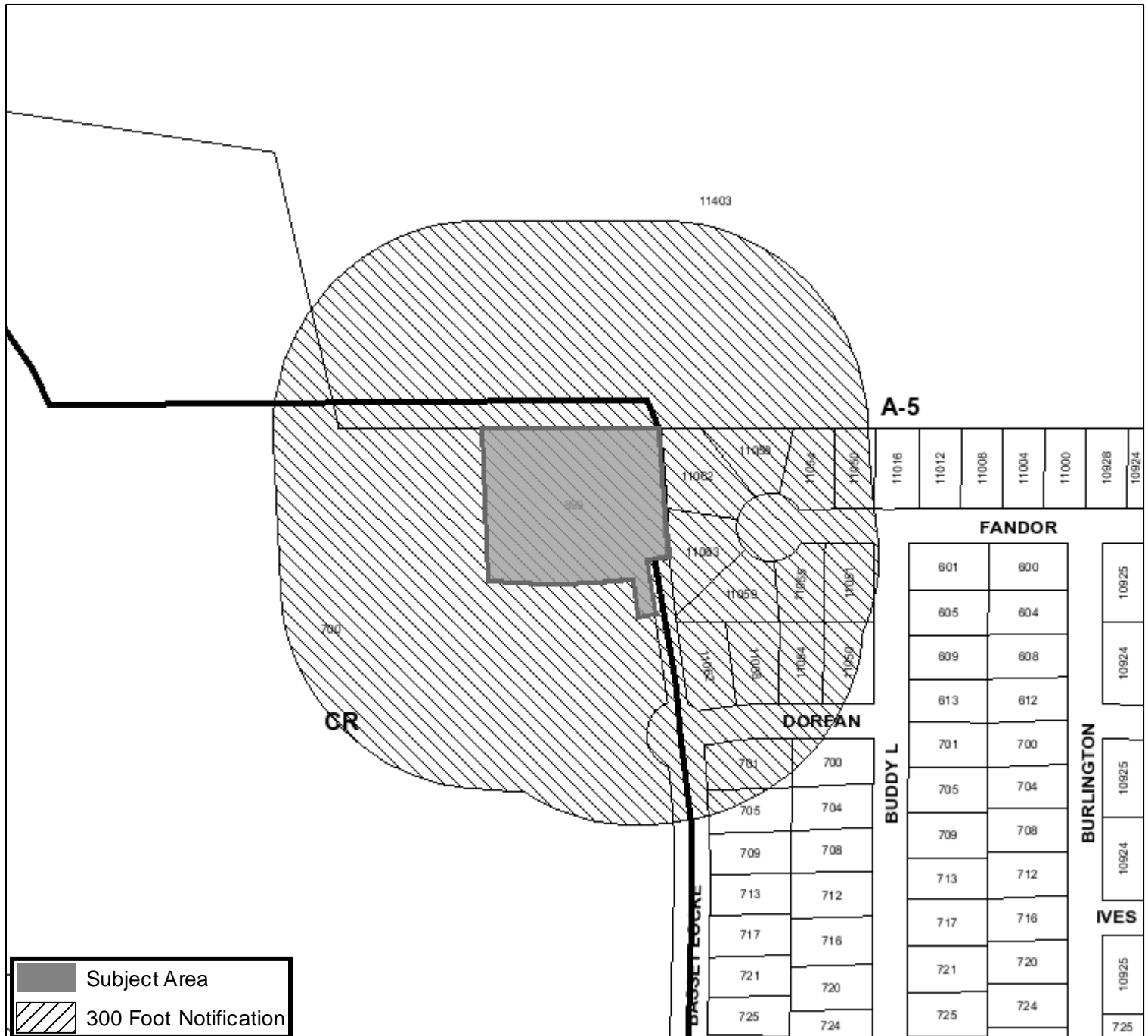
- Encourage appropriate development and redevelopment within central city commercial districts and neighborhoods.
- Promote measures to ensure that residential developments, whether single-family or multifamily, large lot or small lot, are compatible in scale to abutting residential developments. A significant increase in units per acre or reduction in lot size should be discouraged for new development immediately adjacent to existing development or platted and zoned property.
- Protect residential neighborhoods from incompatible land uses, cut-through traffic, disinvestments, encroachment, speculation, demolition, neglect, and other negative forces.

Based on conformance with the future land use map and policies stated above, the proposed zoning **is consistent** with the 2017 Comprehensive Plan.

Attachments:

- Location Map
- Area Zoning Map with 300 ft. Notification Area
- Future Land Use Map
- Aerial Photograph
- Minutes from the Zoning Commission meeting

Applicant: City of Fort Worth Water Department
Address: 899 Basset Locke Drive
Zoning From: CR
Zoning To: A-7.5
Acres: 1.31650636
Mapsc0: 57Z
Sector/District: Far West
Commission Date: 12/13/2017
Contact: 817-392-8190

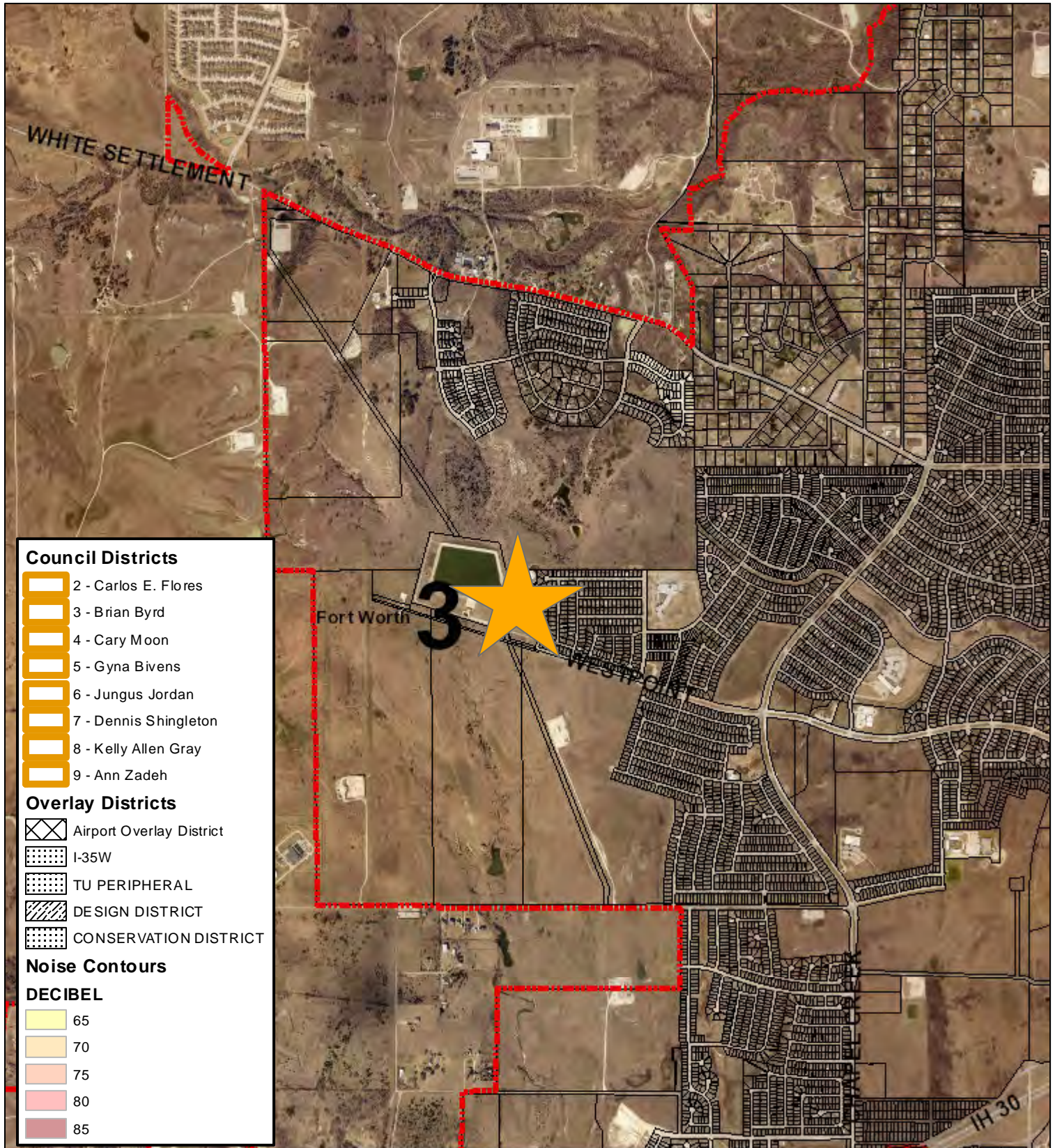


A horizontal number line representing distance in feet. It starts at 0 on the left and ends at 400 on the right. Major tick marks are labeled at 0, 100, 200, and 400. There are 10 equal intervals between 0 and 400, meaning each interval represents 40 feet. Minor tick marks are present at every 20-foot interval (0, 20, 40, 60, 80, 100, 120, 140, 160, 180, 200, 220, 240, 260, 280, 300, 320, 340, 360, 380, 400).



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Area Map

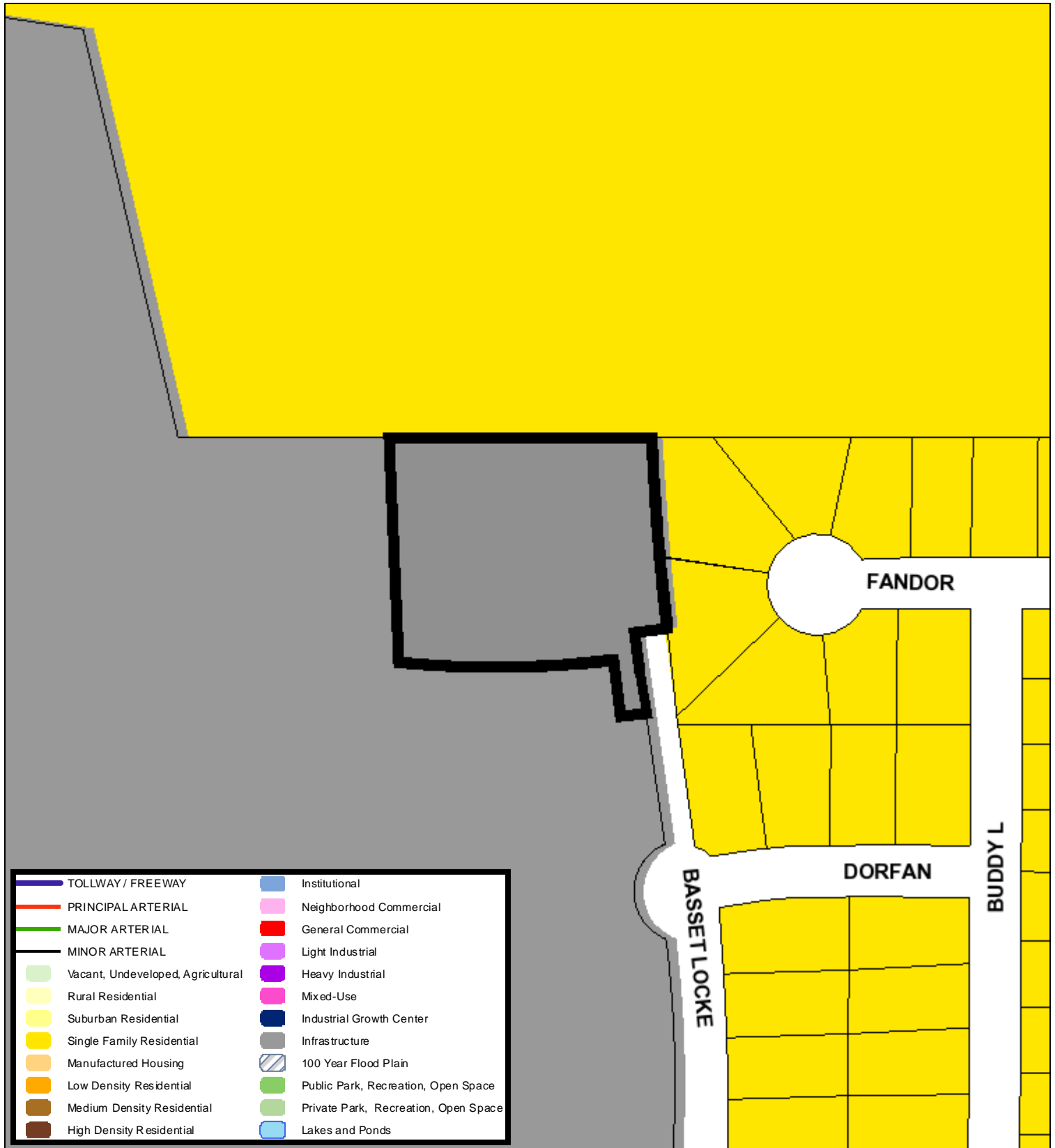


0 1,000 2,000 4,000 Feet



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Future Land Use



130 65 0 130 Feet

A Comprehensive Plan shall not constitute zoning regulations or establish zoning district boundaries. (Texas Local Government Code, Section 213.005.) Land use designations were approved by City Council on March 7, 2017.



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Aerial Photo Map



0 80 160 320 Feet



Document received for written correspondence					ZC-17-212
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Danny Scarth	6301 Randol Mill Rd		Support		Representing applicant

17. ZC-17-179 City of Fort Worth Planning & Development (CD 8) – 1214 E Daggett Ave (Union Depot Addition Lot 4, Block 36, 0.09 ac.) From: “J” Medium Industrial To: “A-5” Single Family

Dana Burghdoff with Planning and Development stated this is a surplus property the city is rezoning in order to sell.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Mr. Aughinbaugh. The motion passed unanimously 7-0.

Document received for written correspondence					ZC-17-179
Name	Address	In/Out 300 ft. notification area	Position on case		Summary
Robert Dunlap	1133 & 1137 E Daggett	In		Opposition	Sent notice & letter

18. ZC-17-213 City of Fort Worth Planning & Development (CD 8) – 1924 Ave D (Highland to Glenwood Addition Lot 7, Block 59, 0.16 ac.) From: “B” Two Family To: “A-5” Single Family

Dana Burghdoff with Planning and Development stated this is a surplus property the city is rezoning in order to sell.

Motion: Following brief discussion, Mr. Northern recommended Approval of the request, seconded by Mr. Aughinbaugh. The motion passed unanimously 7-0.

19. ZC-17-214 City of Fort Worth Water (CD 3) – 899 Basset Locke Dr (Westside IV Pump Station Lot 1, Block 1, 1.31 ac.) From: “CR” Community Facilities To: “A-7.5” Single Family

Beth Knight with Planning and Development stated this property is being rezoned due to guidance from Council District 3 wanting to decrease the amount of multifamily zoning in the district.

Motion: Following brief discussion, Ms. Welch recommended Approval of the request, seconded by Mr. Northern. The motion passed unanimously 7-0.